

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.38(208.3) to permit side yard setbacks of 8.5' instead of the required 10' and 20' in lieu of the required 30' and a setback from the centerline of the street of 45 ft. instead of the required 55 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Petitioners are seeking an area variance to meet the needs of their growing family by providing more living area than presently exists. The property is a corner property situate on a circular court and the proposed addition to the house will not affect the aesthetic ambience of other properties in the development nor will it burden the existing public utilities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

## Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

## Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Edwin B. Brager

4534 Maryknoll Road

Baltimore, Maryland 21208

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Edwin B. Brager

4534 Maryknoll Road

Baltimore, Maryland 21208

City and State

Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of May, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of August, 1983, at 9:30 o'clock A.M.

(over)

John M. Sussman, Esquire  
1001 Fidelity Building  
210 N. Charles Street  
Baltimore, Maryland 21201

cc: Paul Lee Engineering, Inc.  
304 W. Pennsylvania Avenue  
Towson, Maryland 21204

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of May, 1983.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Edwin B. Brager, et ux

Petitioner's Attorney: Irwin M. Sussman

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW Corner Maryknoll Rd., and : OF BALTIMORE COUNTY  
Daren Ct., 2nd District  
EDWIN B. BRAGER, et ux, : Case No. 84-33-A  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hessling, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2198

I HEREBY CERTIFY that on this 21st day of July, 1983, a copy of the foregoing

Order was mailed to Irwin M. Sussman, Esquire, 1001 Fidelity Building, 210 N. Charles Street, Baltimore, MD 21201, Attorney for Petitioners.

John W. Hessling, III  
John W. Hessling, III

ORDER RECEIVED FOR FILING

DATE August 1, 1983

BY May Campese (Clerk)

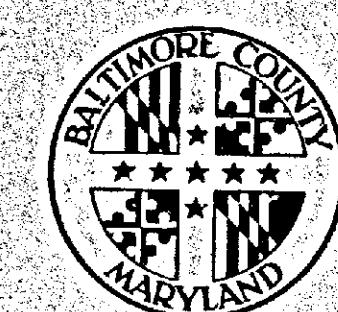
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES : BEFORE THE  
NW corner of Maryknoll Road : DEPUTY ZONING  
and Daren Court - 2nd Election : COMMISSIONER  
District :  
Edwin B. Brager, et ux - Peti- :  
tioner : OF  
NO. 84-33-A (Item No. 244) : BALTIMORE COUNTY

The petitioners have withdrawn this petition; therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of August, 1983, that said petition is hereby DISMISSED.

Dean M. H. Jones  
Deputy Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN EVALUATION COMMENTS

MICROFILMED

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Irwin M. Sussman, Esquire  
1001 Fidelity Building  
210 N. Charles Street  
Baltimore, Maryland 21201

RE: Item No. 244 - Case No. 84-33-A  
Petitioner - Edwin B. Brager, et ux  
Variance Petition

Dear Mr. Sussman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct an addition to the side of the existing dwelling and legalize the existing setback on the other side, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Esq.  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Paul Lee Engineering, Inc.

304 W. Pennsylvania Avenue

Towson, Md. 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
DIRECTOR

June 16, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #244 (1982-1983)  
Property Owner: Edwin B. & Sharyn A. Brager  
N/S Maryknoll Rd. 25' from centerline  
Daren Ct.  
Acres: 0.231 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #244 (1982-1983).

Very truly yours,

Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EW:PM:iss

P-SE Key Sheet  
27 & 28 NW 27 Pos. Sheets  
NW 27 G Topo  
77 Tax Map



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

June 22, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

-ZAC- Meeting of May 24, 1983  
Item No. 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248.

Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/cem



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: May 23, 1982  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item # 172 - F & M Enterprises, Inc.  
Item # 178 - Joseph L. Soley  
Item # 181 - Robert H. & Mildred J. McKenny  
Item # 190 - J. N. G. Company, Inc.  
Item # 191 - Fred L. Elzick, Sr.  
Item # 192 - John Brothman  
Item # 198 - Galway, Incorporated  
Item # 199 - Clarence & Irene McNeal  
Item # 204 - Robert G. Baumgartner  
Item # 207 - P & S Partnership  
Item # 210 - Ervin J. & Joan W. Cerveny  
Item # 211 - Middle River Realty Company, Inc.  
Item # 221 - Barry L. & Ruth Green  
Item # 225 - Battie Kiron  
Item # 228 - Christopher R. & Pamela L. Burrow  
Item # 230 - Richard L. & Licia M. Hilbert  
Item # 231 - James E. & Mary H. O'Meara, Jr.  
Item # 232 - Venice K. Paternakis  
Item # 233 - Merritt Blvd. Limited Partnership  
Item # 234 - Barton Crossing Joint Venture  
Item # 235 - Owen C. & Elsie M. Smith, Jr.  
Item # 237 - Joseph W. & Donna M. Stack  
Item # 238 - John W. & Maureen S. Siegel  
Item # 241 - Broadus B. & Ruth W. Whitlock, Jr.  
Item # 242 - Herbert L. & Patricia H. Grymes  
Item # 243 - Lawrence J. & Patricia A. Sadowski  
Item # 244 - Edwin B. & Sharyn A. Brager  
Item # 246 - Martin Plaza, Inc.  
Item # 248 - Martin H. Feehaley, Jr., et ux

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Nicholas Commodari  
TO: Zoning Department Date: June 6, 1983  
FROM: Charles Burnham  
SUBJECT: Building Plans Review  
Zoning Advisory Committee  
Meeting of May 24, 1983

Item #237 Standard Comments  
Item #238 See Comments  
Item #239 See Comments  
Item #240 See Comments  
Item #241 No Comments  
Item #242 See Comments  
Item #243 See Comments  
Item #244 No Comments  
Item #245 No Comments  
Item #246 Standard Comments  
Item #247 See Comments  
Item #248 See Comments  
Item #194 Revised - See Comments  
Item #195 Revised - See Comments

Charles E. Sumner

IRWIN M. SUSSMAN  
LAW OFFICES  
IRWIN M. SUSSMAN, P. A.  
1001 FIDELITY BUILDING  
210 NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21201

TELEPHONE  
(301) 885-7800

July 27, 1983

Baltimore County Zoning Office  
Room 113  
County Office Building  
Towson, Maryland 21204

Attention: Arlene January

Re: Petition for Variances  
NW corner Maryknoll Rd. & Daren Ct.  
Edwin B. Brager, et ux - Petitioners  
Case No. - 84-33-A

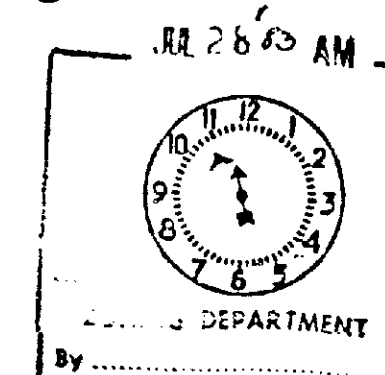
Dear Ms. January:

In compliance with our telephone conversation of July 22, 1983, this letter is to serve as a formal request to withdraw the above referenced Petition and to dismiss this case without prejudice. With regards to the costs due for advertising and posting, a check in the amount of Sixty Nine Dollars and Eighty Cents (\$69.80) is enclosed to settle this balance.

Please send to this office a written confirmation that this case has been dismissed without prejudice. Thank you for your assistance and cooperation with this matter.

Very truly yours,

Judson H. Lipowitz  
Judson H. Lipowitz  
Law Clerk



JHL/td  
encl.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond,  
TO: Zoning Commissioner Date: July 29, 1983  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Zoning Petition 84-33-A  
Edwin B. Brager, et ux

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:sf



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

Mr. William Hammond September 14, 1983

Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Edwin B. and Sharyn A. Brager

Location: N/S Maryknoll Road 25' from centerline Daren Court

Item No.: 244 Zoning Agenda: Meeting of May 24, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Planning Group  
[Signature] Fire Prevention Bureau

JK/mlm

819 84-33-A

# PETITION FOR VARIANCES

## 2nd Election District

ZONING: Petition for Variances  
LOCATION: Northwest corner of Maryknoll Road and Daren Court  
DATE & TIME: Tuesday, August 9, 1983 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard setbacks of 8.5 ft. instead of the required 10 ft., and 20 ft. in lieu of the required 30 ft., and a setback from the centerline of the street of 45 ft. instead of the required 55 ft.

The Zoning Regulations to be excepted as follows:  
Section 1B02.3B (208.3) - setbacks for a corner lot in D.R. 3.5 (R-10) zone  
All that parcel of land in the Second District of Baltimore County

Being the property of Edwin B. Brager, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 9, 1983 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

August 1, 1983

Irwin M. Sussman, Esquire  
1001 Fidelity Building  
210 North Charles Street  
Baltimore, Maryland 21201

RE: Petition for Variances  
NW corner of Maryknoll Road and Daren Court - 2nd Election District  
Edwin B. Brager, et ux - Petitioners  
NO. 84-33-A (Item No. 244)

Dear Mr. Sussman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel



Paul L. P. L.

Paul L. Engineering Inc.  
308 W. Pennsylvania Ave.  
Towson, Maryland 21204  
874-5344



DESCRIPTION

#4534 MARYKNOLL ROAD - SECOND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Maryknoll Road, said point being located 25'± from the centerline of Maryknoll Road; thence binding on the west side of Daren Court the four following courses and distances:

- (1) N 24°33'45" E 36.77 feet; thence by a curve to the left
- (2) with a radius of 200.00 feet and a distance of 91.77 feet; thence by a curve to the left
- (3) with a radius of 25.00 feet and a distance of 24.78 feet; thence by a curve to the right
- (4) with a radius of 50.00 feet and a distance of 27.32 feet; thence leaving said west side of Daren Court
- (5) S 15°26'20" W 40.90 feet; thence
- (6) S 22°31'00" E 102.67 feet to the north side of Maryknoll Road thence binding on the north side of Maryknoll Road by a curve to the right
- (7) with a radius of 825.00 feet for a distance of 63.70 feet to the point of beginning.

Containing 0.231 acres of land more or less and known as No. 4534 Maryknoll Road, Baltimore County, Maryland.

Engineers — Surveyors — Site Planners 3/22/83

CERTIFICATE OF PUBLICATION

46310

Pikesville, Md., July 20, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 9th day of August, 1983

the first publication appearing on the 20th day of July, 1983  
the second publication appearing on the day of 1983  
the third publication appearing on the day of 1983

THE NORTHWEST STAR

Manager

Cost of Advertisement \$36.80

**LEGAL NOTICE**  
PETITION FOR VARIANCES  
Edwin B. Brager, et ux  
LOCATION: Northwest corner of Maryknoll Road and Daren Court  
DATE: 7/22/83  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The zoning regulations of Baltimore County, Maryland, require that a petition for a variance be published in a newspaper of general circulation in Baltimore County, Maryland, before the same can be considered by the Board of Zoning Appeals.  
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BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 22, 1983

Irwin M. Sussman, Esquire  
1001 Fidelity Building  
210 North Charles Street  
Baltimore, Maryland 21201

Re: Petition for Variances  
NW/corner Maryknoll Rd. & Daren Ct.  
Edwin B. Brager, et ux - Petitioners  
Case No. 84-33-A

Dear Mr. Sussman:

This is to advise you that \$69.80 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:j

P.S. This fee must be paid before dismissing this case.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 119433

DATE: 7/28/83 ACCOUNT: R-01-615-000

AMOUNT: \$69.80

RECEIVED: Irwin M. Sussman, P.A.  
FOR: Advertising & Posting Case #84-33-A  
(Edwin B. Brager, et ux)

6 556\*\*\*\*\*698010 8282A

PETITION FOR VARIANCES

Edwin B. Brager, et ux

LOCATION: Northwest corner of Maryknoll Road and Daren Court

DATE: 7/22/83

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of August, 1983, the first publication appearing on the 21st day of July, 1983.

THE JEFFERSONIAN  
L. Frank Smith  
Manager

Cost of Advertisement, \$28.00

84-33-A

Irwin M. Sussman, Esquire  
1001 Fidelity Building  
210 North Charles Street  
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Variances  
NW/corner Maryknoll Rd. & Daren Ct.  
Edwin B. Brager, et ux - Petitioners  
Case No. 84-33-A

TIME: 9:30 A.M.

DATE: Tuesday, August 9, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 117373

DATE: 5/11/83 ACCOUNT: 01-615-000

AMOUNT: 35.00

RECEIVED: Edwin B. Brager

FOR: Filing Fee for Item #244

(CA)

6 018\*\*\*\*\*350010 8114A

VALIDATION OR SIGNATURE OF CARRIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Wen</u>										
Previous case: <u>_____</u>										
Revised Plans: Change in outline or description <u>Yes</u> Map # <u>ZC</u>										

Item # 244

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

84-33-A

Date of Posting July 22, 1983

District 2nd

Posted for: K. M. M. M.

Petitioner: Edwin B. Brager, et ux

Location of property: NW corner of Maryknoll Road and

Daren Court

Location of Sign: NW corner of Maryknoll Road and Daren Court

Remarks: \_\_\_\_\_

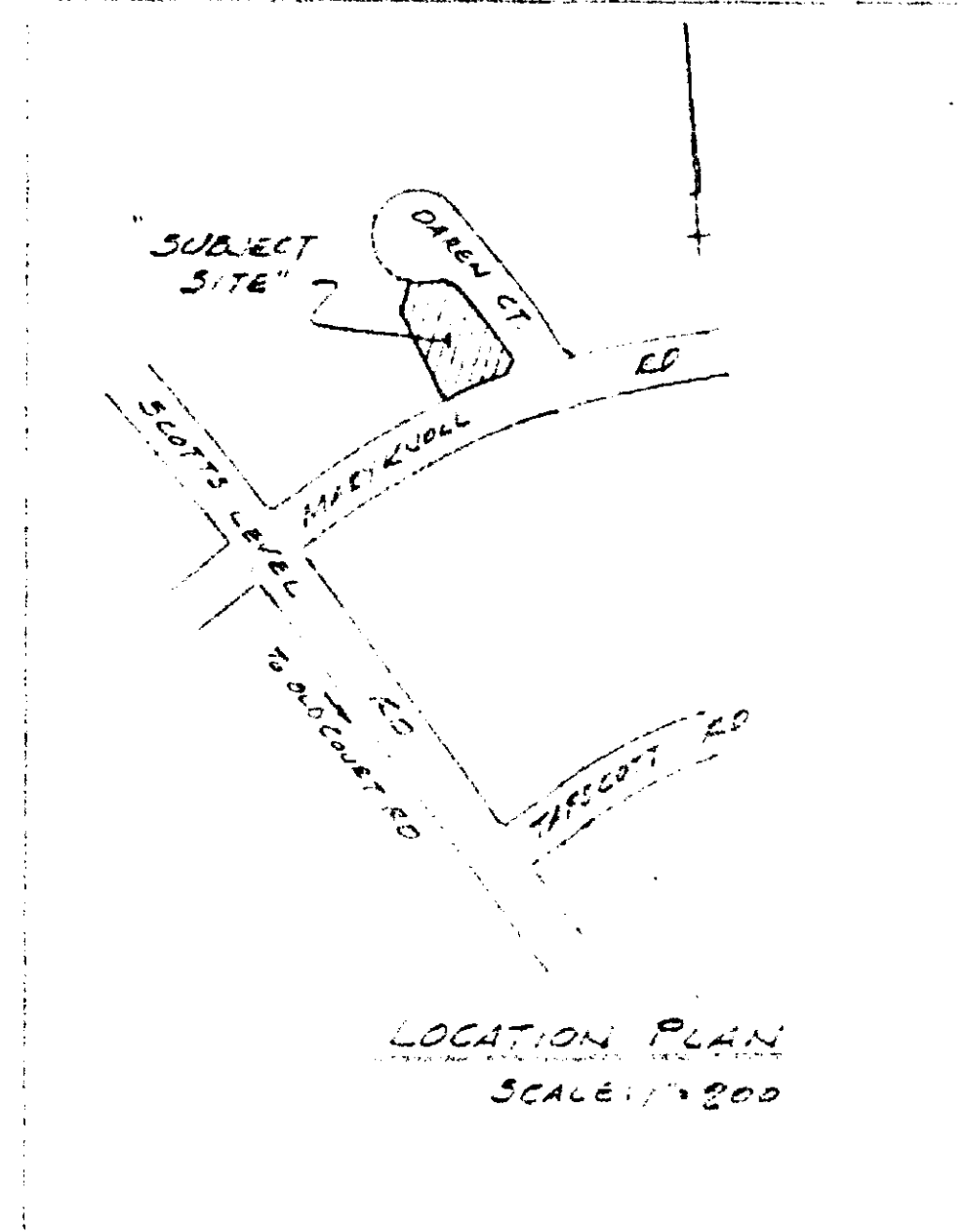
Posted by: L. J. Smith

Date of return: July 22, 1983

Number of Signs: 1



WJR 28-58



1. TOTAL AREA OF SITE = 10,050.2<sup>2</sup> (0.231Ac.±)
2. EXIST. ZONING OF PROPERTY = "DR 35"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL USE"
4. PROP. ZONING OF PROPERTY = "DR 35"
5. PROP. USE OF PROPERTY = "RESIDENTIAL USE"
6. PETITIONER IS REQUESTING A VARIANCE TO SECT. 1802.3B (208.3) OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD SETBACK (DAREN CT.) OF 30' IN LIEU OF 30' (A VARIANCE OF 10') AND A SETBACK FROM E DAREN CT. OF 45' IN LIEU OF 55' (A VARIANCE OF 10')
7. PUBLIC UTILITIES EXISTING ON SITE.
8. PROPERTY IS LOCATED IN "GAYN FALLS WATER-30"

MAP: 20  
NW 7-6  
ELECTION  
DISTRICT: 2  
D. TEL: 6/2  
TYPE:  
HEARD: G: A  
BY 1/1  
FINAL  
BY:

SCALE: 1"=20' APRIL 5, 1981

Item #244

84-34-A

# LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., ...July..21, 1983.....

THIS IS TO CERTIFY that the annexed...Reg.#...L49829...P.O 4631  
was published for.....one..(1).....~~thirty~~ days previous  
to the.....21st.....day of..July....., 1983....., in the

- ☐ Carroll County Times, a daily newspaper published  
in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published  
in Eldersburg, Carroll County, Maryland.
- ☒ Community Times, a weekly newspaper published  
in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per *James Kiefer*

## PETITION FOR VARIANCES

3rd Election District

ZONING: Petition for Variances

LOCATION: Northeast corner of Ten Timbers Lane and Clearwind Court

DATE & TIME: Tuesday, August 9, 1983 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to allow a front yard setback of 10 ft. and a rear  
yard setback of 0 ft., both in lieu of the required 30 ft., and a right side yard  
setback of 17 ft. and a left side setback of 0 ft., both in lieu of the required 25  
ft.

The Zoning Regulation to be excepted as follows:

Section 1802.2.B (V.B.2) - front, rear and side yard setbacks in D.R. 16 zone  
All that parcel of land in the Third District of Baltimore County

BEGINNING FOR THE SAME at the corner formed by the intersection of  
the east side of Ten Timbers Lane, 40 feet wide, and the northwest side of  
Clearwind Court, 40 feet wide, as shown on the Amended Plat of Section One,  
Summit Ridge, recorded among the Land Records of Baltimore County in Plat  
Book E.H.K., Jr. No. 50, folio 18, thence leaving said place of beginning and  
running and binding on the easternmost side of Ten Timbers Lane, the five  
following courses and distances, viz: (1) North 24 degrees 00 minutes 00  
seconds West 110.89 feet to a point of curve (2) Northerly by a line curving to  
the right with a radius of 30.00 feet for a distance of 29.83 feet to the end of  
said curve (3) North 33 degrees 00 minutes 00 seconds East 216.72 feet to a  
point of curve (4) Northeasterly by a line curving to the left with a radius of  
245.00 feet for a distance of 50.31 feet to the end of said curve and (5) North  
21 degrees 14 minutes 00 seconds East 42.83 feet, thence leaving Ten  
Timbers Lane and running the five following courses and distances, viz: (6)  
South 68 degrees 46 minutes 00 seconds East 113.52 feet (7) South 58  
degrees 02 minutes 24 seconds East 11.51 feet (8) South 75 degrees 55  
minutes 00 seconds West 40.67 feet (9) South 63 degrees 07 minutes 50  
seconds West 79.50 feet, and (10) South 38 degrees 52 minutes 10 seconds  
East 100.66 feet to the northwest side of the aforesaid Clearwind Court, thence  
running and binding thereon, the four following courses and distances, viz:  
(11) Southwesterly by a line curving to the left with a radius of 170.00 feet for a  
distance of 20.29 feet to the end of said curve, (12) South 31 degrees 28  
minutes 00 seconds West 180.33 feet to a point of curve (13) Southwesterly by  
a line curving to the right with a radius of 80.00 feet for a distance of 48.22  
feet to the end of said curve, (14) South 66 degrees 00 minutes 00 seconds  
West 34.90 feet and (15) North 69 degrees 00 minutes 00 seconds West 14.14  
feet to the place of beginning.

CONTAINING 1.104 acres, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING  
PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.  
Being the property of Summit Ridge Partnership, as shown on plat plan filed  
with the Zoning Department.

Hearing Date: Tuesday, August 9, 1983 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER OF BALTIMORE COUNTY